

John Kittleson

PARTNER

Orange County

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Overview

John has experience in an array of commercial real estate areas, including financing, joint ventures, acquisitions, dispositions, and leasing. He has assisted both borrowers and lenders in various financing transactions, including construction, mezzanine and permanent loans, and secured and unsecured credit facilities. In addition, he orchestrates both purchases and sales of multi-family residential projects, industrial properties, and represents both landlords and tenants in retail, office, and industrial lease transactions.

Bar & Court Admissions

State Bar of California

Education

J.D., Loyola Law School, Los Angeles, 1992, with honors

B.A., University of California, Los Angeles, 1988, cum laude

Experience

Represented a developer in connection with the negotiation and documentation of one of largest land acquisitions in Southern California (according to Costar Realty Information), including representation in connection with acquisition, end user option and leaseback, financing, and joint venture/equity aspects of the transaction.

Practice Areas

Real Estate

Finance & Corporate

Commercial Real Estate Leasing

Joint Ventures, Fund Formations
& Project Syndication

Industries

Agriculture

Represented a developer/owner in connection with leasing and development of Pacific City, a high-end mixed-use project consisting of a W-Hotel Resort & Spa, high-end retail, office, condo-hotel, and multi-family residential components being constructed on Pacific Coast Highway in Huntington Beach.

Represented a developer in connection with the negotiation and documentation of the largest ground lease transaction in U.S. history at the time (according to Wall Street Journal and Greenstreet), including representation in connection with ground lease, acquisition, financing, and joint venture/equity aspects of transaction.

Represented a borrower in connection with negotiation and documentation of joint venture/debt transaction involving numerous properties in multiple states, as well as new \$200 million unsecured credit facility and restructuring of existing \$500 million secured credit facility.

Represented a developer/owner in connection with the leasing and redevelopment of Triangle Square retail/entertainment center in Costa Mesa, California.

Represented a developer in connection with acquisition and construction financing for industrial projects in Tijuana, Mexico, the first development project and financing of a non-US. asset for both client and lender.

Represented a developer in connection with negotiation and documentation of unique secured credit-facility involving multiple investment fund joint venture partners and mezzanine financing components.

Represented a borrower in connection with bifurcated \$500 million credit facility.

Represented a developer in connection with \$500 million revolving credit facility.

Represented a developer/owner in connection with \$250 million municipal bond/letter of credit financial restructuring and redevelopment of 500 unit affordable housing project.

Represented a buyer/borrower in connection with acquisition and financing of large industrial project, which financing involved five separate secured and mezzanine loans which were secured by three separate properties located in different states.

Represented a borrower in connection with \$500 million secured line of credit facility and \$300 million unsecured credit facility for acquisition of multiple properties in numerous states, as well as several large off balance sheet and letter of credit based financing transactions.

Represented a developer in connection with the acquisition and development of multi-phase industrial project, including negotiation of all acquisition, financing, and joint venture/equity documents where entire transaction was required to be completed in a 14-day period.

Represented a developer/borrower in connection with \$150 million acquisition and development loan for multi-phase industrial condominium project.

Represented a developer in the development of mixed-use apartment/retail project, including negotiation of French 75 lease as anchor tenant.

Insights

News

11 Cox Castle Attorneys Named 2015 Northern California Super Lawyers
News, *Super Lawyers*, 7.7.15

John Kittleson Highlighted In Daily Journal's "Dealmakers"
News, *Daily Journal*, 4.16.15

Cox Castle, Jensen Guide Irvine Acquisition
News, *Daily Journal*, 12.5.13

Cox, Castle & Nicholson LLP Adds Orange County Real Estate Lawyer John Kittleson as Partner
Press Release, *CCN Press Release*, 10.12.09

Speaking Engagements

CoreNet Global Southern California Golf Tournament
Sponsorship, Pelican Hill, Newport Beach, California, 5.29.14

Awards & Affiliations

Professional Affiliations

State Bar of California